

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

November 25, 2002
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Marshall, Deputy Mayor Degginger, and Councilmembers Creighton, Davidson, Lee, Mosher, and Noble

ABSENT: None.

1. Executive Session

Deputy Mayor Degginger opened the meeting at 6:00 p.m. and announced recess to executive session for approximately 30 minutes to discuss two items of potential litigation.

The study session resumed at 6:26 p.m. with Mayor Marshall presiding.

2. Oral Communications

- (a) Ron Sher described his involvement in the public safety center issue. Ten years ago, he co-chaired a committee to study public safety facility needs and encouraged support for the 1991 bond issue that ultimately failed. Mr. Sher feels this is a good time to purchase the Qwest Building based on its price and the current low interest rates. He encouraged Council to approve the purchase.
- (b) Kathy Haggart, Bellevue Boys and Girls Club, described the search for several years for a clubhouse site in South Bellevue to better serve the community. She expressed an interest in partnering with the City to establish a new community center in South Bellevue. Ms. Haggart encouraged Council to accept the transfer of Eastgate Park from King County to facilitate the creation of a community center.
- (c) Marty Nizlek, President of West Lake Sammamish Homeowners Association, encouraged Council to fund the West Lake Sammamish Parkway Study in the 2003-2004 Budget.
- (d) Leslie Lloyd, speaking as a representative of the Bellevue Downtown Association and as a resident, encouraged Council to purchase the Qwest Building. She reviewed the need

for a consolidated public safety facility. Ms. Lloyd feels the purchase will help stimulate recovery of the downtown office market. She praised Council for supporting this opportunity to purchase the building at a favorable price and time. She encouraged Council to involve the public in considering options for the building's use.

3. Study Session

(a) Council New Initiatives

Mayor Marshall shared an email from a resident who is pleased with the new Meydenbauer Bridge and that the project was completed ahead of schedule.

At Mrs. Marshall request, Council agreed to modify the agenda to discuss item (e) next.

(e) Update on I-405 and Access Downtown Project

Transportation Director Goran Sparrman said Contract 2 represents the last and largest piece of the overall Access Downtown Project including the NE 4th Street structure, the interchange at NE 6th Street, and mainline work on I-405.

Mr. Sparrman said the extension of NE 2nd Street between 112th and 114th Avenues and intersection improvements at NE 8th Street and 116th Avenue NE have been completed. The SE 8th Street interchange is 65% complete, and the NE 8th Street interchange is 40% complete. Mr. Sparrman reviewed the status of the following Capital Investment Program (CIP) improvements associated with the Access Downtown project:

- 110th Avenue NE Extension – Completed
- Traffic signal at Main Street and 110th Avenue NE – Completed
- Meydenbauer Bridge reconstruction – Completed
- 112th Avenue NE improvements – Substantially completed
- SE 8th Street reconstruction – Reopened to traffic; substantially completed.

Mr. Sparrman noted that the three major interchange components, including direct access HOV lanes to the Transit Center, have been designed to accommodate future widening of I-405. He reviewed agreements already in place related to the project including an umbrella agreement establishing the funding and project administration framework; a cost-sharing agreement between the City, Sound Transit, and the Washington State Department of Transportation; and individual project funding and construction agreements.

Mr. Sparrman said Contract 2 incorporates principles to ensure ongoing coordination, construction oversight, financial management, and uniformity in project policies and objectives. It is structured to ensure the full expenditure of grant revenues that may be available before using City or Sound Transit funds. The total Access Downtown budget is \$164.5 million. Contract 2 represents \$84 million to be funded as follows: City of Bellevue, \$3.3 million; WSDOT, \$2.7 million, and Sound Transit, \$78.8 million. WSDOT's contribution includes \$2.3 million in grant funding.

Mr. Sparrman discussed the importance of continuing to manage construction impacts to minimize traffic congestion. Contract 2 reflects costs related to contract performance incentives and traffic mitigation measures. He noted that the failure of Referendum 51 will not affect project funding. However, voter approval of Initiative 776 presents some complications. Sound Transit continues to evaluate its future legal and budgetary options but remains committed to fulfilling its funding obligations for the Access Downtown project. Similarly, grant funding from the Transportation Improvement Board (TIB) for this project will not be affected by recent voter initiatives.

Mr. Sparrman reviewed the next steps:

- Council action on Contract 2 scheduled for December 2.
- Sound Transit Board final action is scheduled for December 12.
- Agreement will be amended to reflect the actual bid award.
- Completion of I-405/SE 8th Street interchange is scheduled for Spring 2003.
- Completion of Contract 1 (I-405/NE 8th Street interchange) is scheduled for Spring 2004.
- Completion of Contract 2 is scheduled for fourth quarter 2005.

Mr. Mosher said he appreciates the efforts of City staff to incorporate innovative approaches into the Access Downtown project. He is pleased with the timing of Contract 2 given the current bid environment and low interest rates.

Responding to Mr. Noble, Agnes Govern of Sound Transit confirmed that funding for the Access Downtown project comes from East King County revenue collections while the Link light rail project is funded by Seattle and North King County revenues.

(b) Public Safety/Civic Center Purchase

City Manager Steve Sarkozy reviewed the longstanding need for expanded and improved public safety facilities. The Qwest Building represents a cost-effective solution to these needs and provides the opportunity to address a number of long-term efficiency and facility issues. In 2000, Council affirmed public safety facility needs as a key priority and directed staff to study the issue.

Police Chief Jim Montgomery explained that the city's population and demand for police services has grown significantly in the past decade. He introduced a short video on current facility conditions and noted that the public safety communications center houses more than 50 employees in the same space that 13 employees moved into 17 years ago. The communications center suffers from periodic flooding and poor air quality as well. Corporal John Manning and Officer Jess Poling commented on deficiencies including the lack of private interview rooms, decentralized locations, and the absence of an adequate lobby area for serving the public.

Chief Montgomery said Fire Department administrative offices are currently located away from City Hall in cramped quarters in Fire Station #1. He commented on the need to consolidate public safety functions for enhanced communication and cooperation.

Planning and Community Development Director Matt Terry said Council is asked tonight to: 1) approve a resolution authorizing the City Manager to execute the purchase and sale agreement for the Qwest Building, and 2) approve an ordinance that will amend the Capital Investment Program (CIP) Plan to create a new public safety project and appropriate the funds for purchase of the Qwest Building.

Mr. Terry reviewed the key business terms of the purchase and sale agreement:

- Cost of the Qwest Building is \$28 million.
- \$1 million will be allocated to Qwest for the relocation of its functions.
- Qwest has nine months to vacate the building, but will retain a telephone switching room into the long-term future.
- The transaction is scheduled to close by December 31, 2002.

The purchase and sale agreement was presented to Council on November 4. At that time, the agreement contemplated that the Qwest Internet Service (QIS) function would move from the computer floors of the building into the basement. Qwest has now decided to move the QIS equipment out of the building. Mr. Terry said this benefits the City by eliminating the need to coordinate operational and liability issues with Qwest on an ongoing basis and by providing more space for the City's use. Staff recommends Council approve an amendment to the agreement in which the City will pay an additional \$575,000 in relocation expenses to Qwest to accommodate the move of the QIS equipment. Mr. Terry said next steps include a public involvement process to help determine how the building should be used and what improvements should be made.

Responding to Mr. Mosher, Chief Montgomery said a public safety facility specialist has conducted a preliminary evaluation of the building. The consultant concluded the Qwest Building is well suited to public safety functions and programs, particularly since the building was designed with security features in mind.

In response to Mr. Creighton, Mr. Terry described the Qwest Building's redundant power systems already in place which will serve the public safety function well.

Responding to Mr. Degginger, Chief Montgomery said the building's location is consistent with public perception that a public safety facility should be located in the city center. The building also provides good access to freeways and main arterials.

Mayor Marshall said the purchase and sale agreement represents a good deal for the City. She feels the timing is right for addressing longstanding public safety facility needs. Mrs. Marshall is pleased that a local government can be flexible enough to benefit from low real estate and financing costs.

- (1) Resolution No. 6775 authorizing the execution of all documents necessary to complete the acquisition of the property known as the Qwest Building located at 450 110th Avenue NE for purposes of developing a Public

Safety facility and other potential civic uses; and directing the City Manager to refine the preliminary cost estimates for the facility through the preliminary design process and present revised cost estimates to the Council for approval prior to final determination of the project scope and budget.

- ➡ Deputy Mayor Degginger moved to approve Resolution No. 6775, and Mr. Mosher seconded the motion.

Mr. Degginger said Council has been saving money for years to ultimately fulfill the need for a public safety facility. He is pleased that such a favorable opportunity was presented to the City this year. He noted this is the beginning of a project with three important questions to be addressed: What should the program be for this building? What should the budget be? How will the City fund this budget? Deputy Mayor Degginger suggested engaging the community in these discussions and establishing an oversight committee to guide planning efforts.

Mr. Mosher discussed Council's ongoing commitment to improving public safety facilities. He fully supports the proposal to purchase the Qwest Building.

Mr. Lee supports the purchase of the Qwest Building and notes that the timing and price are right. He looks forward to public participation in planning for the building's use.

Dr. Davidson chaired the Public Facility Committee prior to submission of the failed 1991 bond issue. The current proposal to purchase the Qwest Building is more economically feasible than options identified 10 years ago and the building's location is consistent with principles outlined in the City's Comprehensive Plan since the early 1980s. Dr. Davidson supports Resolution No. 6775.

Mr. Creighton said the community supports overall public safety needs. He acknowledged criticism by citizens that the matter was discussed on numerous occasions in executive session. However, he noted the importance of conducting negotiations in private to achieve the most beneficial outcome for the City and its taxpayers. He fully supports the purchase proposal and looks forward to continued planning with the community's involvement.

- ➡ The motion to approve Resolution No. 6775 carried by a vote of 7-0.

- (2) Ordinance No. 5415 amending the 2001-2007 Capital Investment Program (CIP) Plan to establish a new CIP project, CIP Plan No. PS-57, Public Safety Center Project, and increasing the appropriation to the General Fund by \$29,050,000 to purchase the Qwest Building.

- ➡ Deputy Mayor Degginger moved to adopt Ordinance No. 5415, and Mr. Mosher seconded the motion.

- ➡ The motion to adopt Ordinance No. 5415 carried by a vote of 7-0.

At 7:58 p.m., Mayor Marshall declared a break. The meeting resumed at 8:07 p.m.

(c) Budget Review

(1) Development Activity – Staffing and Fees

Mr. Terry described recent actions by the Planning and Community Development Department in response to declining projections for the Land Use Reserve and Building Reserve funds through 2007. The department maintains reserves to cover the City liability associated with prepaid staff work on long-term building and development projects and will continue to utilize contract and limited-term employees to respond to workload fluctuations. Some staff have accepted a voluntary reduction in work hours and operating expenditures have been reduced. Mr. Terry said 12 staff positions will be eliminated including eight regular full-time employees and four limited-term employees. Staff proposes redeploying two FTE positions to address critical unmet needs in Development Services. Additional limited-term positions will be eliminated by early 2004.

Mr. Terry described two proposed fee adjustments: 1) inflation-based increase of 1.5 percent, and 2) increase based on regional modifier used under Uniform Building Code. He explained that the Puget Sound building fees regional modifier has increased from 88 percent to 97 percent of the national average. No other changes to hourly or fixed fee rates are proposed at this time.

Responding to Mr. Creighton, Mr. Terry said the regional modifier is based on actual construction costs and is used to establish appropriate building fees.

Mr. Terry reviewed graphs showing revised reserve projections based on the cost-reduction strategies recently implemented and revenue forecasts. PCD's costs for 2003-2004 have been reduced by \$2.2 million, and 2002 costs were reduced by \$1.4 million with the actions taken to date.

Dr. Davidson described a situation in which a resident removed two trees on his property and then realized he needed to apply for a permit. He said the \$72 permit resulted in the resident being charged hourly processing fees exceeding \$500. Mr. Terry said the processing fees would not have been charged had the resident applied for the permit properly before removing the trees. Once an enforcement action is initiated, staff must conduct a site investigation and the costs are passed on to the resident.

Responding to Mr. Lee, Mr. Terry said one major budget reduction was to postpone until 2005 a planned investment in wireless technology designed to improve customer service and efficiency.

Following brief discussion, Mayor Marshall said Council supports the interim administrative measures and looks forward to continued discussion in the spring.

(2) Budget Wrap-up

Mr. Sarkozy reviewed Council's extensive involvement in this year's budget process including more than 30 hours of Study Session discussions, three public hearings, and two Council budget retreats. He noted that \$3.3 million has been cut from the 2002 budget and the proposed 2003 budget reflects additional reductions totaling more than \$1.5 million. Twenty-one staff positions have been eliminated from the 2003-2004 budget.

Mr. Sarkozy referred to the Council Budget Wrap Up Matrix and requested Council direction on a list of issues that have been identified throughout the budget process. Dr. Davidson feels Council should work aggressively to address excessive utility rate increases from the City of Seattle and King County. He is frustrated that Seattle does not see a need to identify new water supplies. Mr. Creighton concurred. Deputy Mayor Degginger described the efforts of Cascade Water Alliance, of which Bellevue is a member, to develop new water sources. Mayor Marshall noted Council consensus to accept the Environmental Services Commission's recommendations regarding utility rates and Capital Investment Program (CIP) priorities (Attachment 1 to Matrix).

Mr. Sarkozy noted staff's recommendation to reprioritize CIP projects within the Parks program area to reflect the Parks and Community Services Board's recommendations (Attachment 2 to the Matrix). One recommendation is to defer \$5 million in expenditures for existing CIP development projects to reallocate the funds to more immediate park property acquisition needs. Mr. Mosher expressed concern about proposed reductions to the Resource Management function. Parks Director Patrick Foran said the reduced budget would be used to implement interim facility improvements for the next few years until a better permanent solution is possible. Mayor Marshall expressed support for the Parks Board's recommendations. Following brief discussion, Councilmembers agreed to support the recommendations and to further discuss the use of the \$5 million next year.

Moving to the next issue, Mr. Sarkozy noted Council direction on November 18 to not implement the Parks Maintenance and Operations voted levy as part of the 2003 property tax ordinance.

Turning to transportation funding, Council briefly discussed the Transportation Commission's recommendations to accommodate the impacts of Initiative 776 if enacted. Councilmembers agreed to accept staff's recommendation to amend the Commission's recommendation. Staff's recommendation, based on previous Council direction, provides funding for the West Lake Sammamish Parkway Analysis and the Lakemont Boulevard Pre-Design Analysis by reallocating funds from the Curb, Gutter, Sidewalk Rehabilitation Program. Council directed staff to develop options and identify funding sources for three projects to be discussed further early next year: 1) 140th Avenue NE pathway, 2) Forest Drive improvements, and 3) pedestrian and bicycle safety needs on NE 24th Street, Northup Way to 130th Avenue NE. Council supports staff's recommendation to install a traffic signal in 2005 at 112th Avenue and SE 6th Street using the City's matching funds (\$440,000) earmarked for Redmond's BROTS (Bel-Red Overlake Transportation Study) projects.

Mr. Sarkozy recalled the Arts Commission's recommendation to provide \$125,000 in funding toward development of a Bellevue Cultural Plan. Staff recommends a one-time allocation of \$100,000 to be funded by reductions to the Special Project Grant Program (\$30,000 reduction),

the Public Art CIP Project (\$15,000 reduction), and additional reductions to be identified. Councilmembers supported staff's recommendation and were generally opposed to the proposal to conduct a survey of residents in order to develop the Cultural Plan.

Moving to unfunded Human Services Commission recommendations, Council expressed support for staff's recommendation to utilize uncommitted Human Services Fund reserves, on a one-time-only basis, to fund the Youth Eastside Services (YES) Immigrant and Refugee Program. Mr. Noble commented that the recommendation for funding of the Reinvesting in Youth initiative did not come from the Human Services Commission. Mayor Marshall noted Council consensus to provide \$10,000 toward this initiative. Mr. Lee serves on the Reinvesting in Youth Committee and will keep Council informed as to the use of funds. Mr. Foran clarified that these funds will be provided to the 2003 Youth Link Implementation Project in the Human Services Fund.

Mayor Marshall reviewed Council consensus to eliminate 4.5 full-time employees (FTEs) from the 2003-2004 budget and to use limited-term employees (LTEs) to implement the Enterprise Resource Planning (ERP) project, also known as the Financial/Human Resources System project. Mr. Lee expressed concern about the City's compensation expenditures and encouraged Council oversight.

Council agreed to support staff's recommendation for a placeholder in the CIP Plan for the ERP project, which includes an expenditure of \$71,000 in early 2003. Deputy Mayor Degginger expressed approval for the first expenditure and suggested that additional expenditures be subject to Council approval.

Mr. Sarkozy described staff's recommendation to utilize two FTEs, rather than LTEs, to accommodate ongoing public safety technology needs. Responding to Mr. Degginger, Chief Information Officer Toni Cramer said the two positions represent internal staff reallocations (from Police and Fire) to the Information Technology Department. Following additional brief discussion, Council approved staff's recommendation to use FTEs for these positions.

Interim Finance Director Brad Miyake described the recommendation to eliminate the City Hall Campus Reconfiguration project (\$74,000) from the 2003-2009 CIP Plan and reallocate these funds to the CIP Contingency project. Councilmembers supported this recommendation.

Mr. Miyake distributed a handout explaining budget variances and responded to Councilmembers' questions. Dr. Davidson expressed concern about the use of reserves to balance the budget. In response to Mayor Marshall, Mr. Miyake reviewed recent budget reductions including the elimination of some staff positions.

Mr. Sarkozy commented on the City's plan to reduce reserve levels where appropriate. He explained that it is appropriate to reallocate excess reserves to the operations budget. Dr. Davidson's preference would be to allocate the excess reserves toward the purchase of the Qwest Building. Mr. Noble feels it makes sense to reallocate excess operations reserves back into the operations budget. Mr. Lee suggested that spending limits be established.

Dr. Davidson expressed concern about increasing employee compensation and benefits costs, particularly in the area of health care benefits.

Mr. Sarkozy suggested a strategy in 2003 and 2004 to address topical/programmatic areas that Council feels warrant additional review. He suggested an overall review of functions within the organization to determine whether the City should continue to provide the same functions that it has in the past. He expressed concern about declining revenues and suggested that staff and Council address the issue of the appropriate size government to serve the community. Mr. Sarkozy feels if reserves are not used at this time, it will cause an undue hardship on the organization. He said a primary objective of this budget process has been to maintain the current level of services through 2003 and 2004. However, staff shares Council's commitment to identifying additional savings and efficiencies.

Mayor Marshall noted similar discussions in the recent Mayor's Meeting. The Human Resources Director is creating a committee to review health care benefits. A "soft" hiring freeze is in effect in which only critical positions will be re-staffed at this time. Mrs. Marshall said Council looks forward to working with staff. Mr. Sarkozy said staff members are working to update the analysis of the City's revenue stream projections.

☛ Mr. Mosher moved to extend the meeting to 11:00 p.m., and Mr. Degginger seconded the motion.

☛ The motion to extend the meeting to 11:00 p.m. carried by a vote of 7-0.

Jonathan Swift, Senior Budget Analyst, reviewed the Eastside's economic forecast compared to Bellevue's financial forecast. He said Bellevue's approach to its financial forecast is very conservative compared to some sources. Bellevue's revenue growth rate is projected at 3.4 percent for 2003 and 5.4 percent for 2004, compared to Eastside revenue growth rate projections of 6.6 percent in 2003 and 8 percent in 2004. Mr. Swift noted that multiple sources indicate the economy will improve in the next two years.

Mr. Mosher expressed his commitment to retaining employees and his support for staff's conservative approach to the forecast.

Mr. Noble encouraged a focus on the policies affecting the use of reserves. He prefers using excess reserves in the 2003-2004 budget for existing programs and new initiatives rather than the Qwest Building acquisition.

Mr. Creighton is concerned that expenditures are growing faster than revenues. He is willing to use current excess reserves to balance the 2003-2004 budget but noted the need to develop the budget based on revenues rather than expenditures in the future. Mr. Lee concurred with Mr. Creighton.

Mr. Sarkozy announced that Mike Sigsbee, Budget Manager, is moving to Southern California. He thanked Mr. Sigsbee for his innovative approach and hard work for the City. Mayor Marshall thanked Mr. Sigsbee and wished him well.

(d) Regional Issues

- (1) Resolution No. 6782 authorizing the execution of an Intergovernmental Land Transfer Agreement with King County for the transfer of Eastgate Park and Manor Hill Park traffic circle.

Mr. Sarkozy noted that Eastgate Park is located in a portion of unincorporated King County directly adjacent to the City and it is ideally suited to Bellevue's park development needs.

Parks and Community Services Director Patrick Foran said Resolution No. 6782 will transfer ownership of Eastgate Park and the Manor Hill Park traffic circle from King County to the City. The County's actions to transfer parks are part of the recommendations of the Metropolitan Parks Task Force developed earlier this year. Eastgate Park covers 25 acres along Newport Way and contains a small ballfield, two tennis courts, a picnic area, a play area, and trails. The park was closed within the past few days by King County. Both Eastgate Park and the Manor Hill Park traffic circle will be transferred at no acquisition cost to the City within 30 days of approval by the City Council and King County Council. Annual maintenance costs are fully funded in the proposed 2003-2004 Parks Operating Budget.

Mr. Foran said annexation is not a part of the Intergovernmental Land Transfer Agreement. However if the transfer is approved by Council, staff will pursue annexation of Eastgate Park under the provisions of RCW 35A.14.300, Annexation for Municipal Purposes. The City will work with King County to host joint discussions in 2004 and 2005 regarding annexation of the remainder of the Eastgate area.

- ➡ Deputy Mayor Degginger moved to approve Resolution No. 6782, and Mr. Mosher seconded the motion.

Mr. Degginger looks forward to adding this asset to the City and implementing Bellevue's programs and services in the park.

- ➡ The motion to approve Resolution No. 6782 carried by a vote of 7-0.

Mr. Sarkozy thanked Diane Carlson, Director of Intergovernmental Relations, for her work to facilitate this property transfer.

Moving on, Ms. Carlson referred to page 3 of the Regional Issues packet to discuss the appointment of Councilmembers to regional committees. In the past, the selection of representatives for County committees and the Puget Sound Regional Council has been handled through the Suburban Cities Association. Bellevue discontinued its SCA membership in 1999. However, the SCA is following a new selection approach this year which includes Bellevue in its North-East caucus. If Council chooses to nominate any Councilmembers for the regional appointments, a representative should be identified to attend the SCA meeting on January 8, 2003, and cast Bellevue's weighted vote (27 percent of weighted vote if all SCA cities are present to vote).

Following brief discussion, Mayor Marshall proposed the following nominations:

Councilmember Davidson – Regional Water Quality Committee
Councilmember Lee – Regional Transit Committee
Councilmember Mosher – Puget Sound Regional Council Executive Board
Councilmember Noble – Regional Policy Committee.

Council concurred with the nominations. Mr. Mosher will attend the January 8 SCA meeting to cast Bellevue's weighted vote, and Dr. Davidson will attend as well.

Ms. Carlson referenced page 13 of the Regional Issues packet regarding the 2003 State Legislative Agenda. With the failure of Referendum 51, staff recommends revising the Transportation component of the agenda to highlight the urgent need for funding. Staff proposes the inclusion of statements demonstrating Bellevue's support for technical changes to the statute to provide the Regional Transportation Investment District (RTID) with the best ability to finance projects and to provide additional revenue authority to the RTID including authorization to impose a regional gas tax and allowing tolling authority.

Ms. Carlson reviewed a proposed change in the legislative agenda to place tax increment financing as the first priority under Economic Development. Under General Government, a statement has been added to reflect Council's opposition to the expansion of gambling activities and support for local control over the siting of gambling establishments. A new heading under Tier 2 Issues is Local Government Revenues and Efficiency measures. This paragraph has been added to indicate Bellevue's support for the joint work of the Association of Washington Cities, the Washington State Association of Counties, and the Washington Association of County Officials to pursue legislation resulting in cost-saving efficiencies for local governments and to identify acceptable new local revenue options for cities. Under Human Services, a statement has been added to encourage continued state funding for public health services.

Council concurred with the revisions. Ms. Carlson said the 2003 State Legislative Agenda and State Legislative Policy Statement will be presented for Council approval on the December 2 Consent Calendar during the Regular Session.

4. Discussion of Upcoming Items

- (a) Application of Ken Khorami and City of Bellevue for a rezone of 1.26 acres at the northwest corner of NE 8th Street and 164th Avenue NE from Office to Neighborhood Business. (*Known as Crossroads Chevron Rezone. Council action is scheduled for December 2.*)

Land Use Director Carol Helland described the application of Ken Khorami and the City of Bellevue to rezone 1.26 acres at the northwest corner of NE 8th Street and 164th Avenue NE from Office (O) to Neighborhood Business (NB). The three businesses on the property are Crossroads Chevron, Eastside Pet Adoption, and a 7-11 convenience store. On August 5, 2002, Council adopted Ordinance No. 5396 changing the Comprehensive Plan land use designation for the site to Neighborhood Business. The proposed rezone will achieve compliance with the

November 25, 2002 Extended Study Session

Comprehensive Plan and allow the Chevron station to expand uses on site to include a convenience store.

Responding to Mr. Creighton, Ms. Helland said recent modifications to the Chevron station were permitted as a subordinate use within the original zoning designation.

At 10:44 p.m., Mayor Marshall declared the meeting adjourned.

Myrna L. Basich
City Clerk

kaw